

**Summers Landing Homeowners Association, Inc  
Policy Rules and Regulations No. 2010 - 02**

**Procedural Rule and Regulation to Clarify  
Article V Section 8, Lot Maintenance, of the Declaration**

*This Policy Rules and Regulation supersedes and voids Policy Rules and Regulation 2007-01 which was approved by the Board of Directors on September 13, 2007*

**Whereas:** Article VI, Section 1, of the Bylaws of Summers Landing Homeowners' Association, Inc. provides that the Board of Directors has the power to adopt Rules and Regulations clarifying the Declaration, and the power to adopt Procedural Rules and Regulations to implement the Declaration, so long as such Rules and Regulations do not conflict with the Declaration; and,

**Whereas:** The Board has determined that there is a need to clarify the provisions of Article V, Section 8 Parking and Vehicles; and,

**Whereas:** Article V, Section 8, Parking and Vehicles, states that "No boats, boat trailers, personal watercraft, campers, recreational vehicles, utility trailers, commercial vehicles and/or oversized vehicles may be stored and/or maintained on a Lot unless they are stored inside a garage or, with the approval of the Architectural Control Committee, screened and are not visible from any public street on the Property" and,

Whereas it has been determined that Policy Rules and Regulation No. 2007-01 requires modification to better define the prior clarification and implementation of the Declaration.

**Now, Therefore be it Resolved** that the Board adopts the following Policy Rule and Regulation as a procedural clarification of Article V, Section 8 of the Declaration concerning parking of vehicles on any lot within the Property:

1. Any motor home, self-contained camper, mobile home, boat, all terrain vehicle, dune buggy, trailer, boat trailer, pop-up camper/tent trailer, horse trailer, any trailer used for the transport of waverunners, jet skis, motorcycles, all terrain vehicles or other type of vehicle primarily used for recreational use (Recreational Vehicles) may be temporarily parked on the property in view from a public street for the purpose of loading/unloading in conjunction with a trip or for maintenance, provided the Management Company is advised by the Lot owner in advance either by telephone or email. Temporary parking shall be defined as parking for periods of 96 hours or less. The Board may extend this temporary parking approval under special circumstances at its discretion. Recreational Vehicles, as defined above, may not be parked in street view on any lot except on a temporary basis.
2. No vehicle visible from any public street, shall be parked in a natural wooded area, on any grassy area, mulched area or other non-paved area on any lot unless it is parked on or immediately adjacent to the driveway or an extension of the driveway as authorized by the covenants.
3. Commercial Vehicles shall not be parked in street view on any lot except that commercial vehicles required for the performance of services on the lot may be parked on the lot during the time those services are being performed. Commercial vehicles, for the purposes of this regulation, shall mean:

- a) Any vehicle which is customarily hired for transport of people, including, but not limited to, taxis, limousines, or buses; or
- b) Any van intended for and customarily used for the transport of commercial tools, equipment, or supplies; or
- c) Any marked or unmarked vehicle with commercial tools, equipment, or supplies which are viewable from a street (whether within, on, or attached to the vehicle), including, but not limited to, storage containers, racks, ladders, and equipment or supplies for plumbing, electrical, painting, or other trades; or
- d) Any vehicle marked with a business, professional or governmental logo, emblem, or symbol.

Note: A commercial vehicle may be parked on a lot provided the vehicle, or that portion of the vehicle which has the characteristics of a commercial vehicle, is covered or screened, making the vehicle indistinguishable from an allowed vehicle as viewed from the street.

The effective date of this policy shall be April 28, 2010.

I hereby certify that this Policy was duly adopted by the Board of Directors on April 28, 2010.

**Board of Directors  
Summers Landing Homeowners  
Association, Inc.**

By: \_\_\_\_\_  
John D. Thyen, President